

Z. **Aircraft Accident Potential Zone.** The primary purpose of the Aircraft Accident Potential Zone (APZ) Overlay is to promote the public health, safety, and general welfare by minimizing the hazards incident to development in the immediate vicinity of aircraft paths of arrival and departure associated with NAS Whidbey.

1. The following table describes uses that may be established on non UGA parcels that are located within Accident Potential Zones.

USES	CLEAR ZONE	APZ-I	APZ-II
Accessory Living Quarters	No	No	Yes
Accessory Uses	No	Yes	Yes
Agriculture or Forest Products Processing	No	Yes	Yes
Agricultural Products – Growing, Harvesting, Managing and Selling ¹	Yes	Yes	Yes
Animal Shelter	No	No	Yes
Bed and Breakfast Room (No more than 2 rooms)	No	No	Yes
Bed and Breakfast Inn (3 to 6 rooms)	No	No	No
Public/Community Boat Launch	No	Yes	Yes
Campground and Recreation Vehicle Park	No	No	No
Church	No	No	No
Communication Tower ²	No	No	Yes
Country Inn (7 to 40 rooms)	No	No	No
Day Care Nursery (6 or fewer persons)	No	No	No
Small Day Care Center (7 to 12 persons)	No	No	No
Equestrian Center	No	No	No
Essential Public Facilities	No	No	No
Seasonal Farmer's Market	No	No	Yes
Farm Produce Stand and Forest Product Stand	No	No	Yes
Fire Station	No	No	Yes
Forest Products – Growing, Harvesting, Managing and Selling	No	Yes	Yes
Group Home	No	No	No
Guest Cottage	No	No	Yes

USES	CLEAR ZONE	APZ-I	APZ-II
Gun Club and Shooting Range	No	No	No
Home Industry	No	No	Yes
Home Occupation	No	No	Yes
Kennel	No	No	Yes
Livestock Husbandry	No	Yes	Yes
Minor Utilities	No	Yes	Yes
Major Utilities	No	Yes	Yes

Mobile Homes (for single wide homes – must have at least 2.5 acres)	No	Yes	Yes
Mobile/Manufactured Home Park	No	No	No
Schools, Public and Private	No	No	No
Seasonal Sale of Farm Produce	No	Yes	Yes
Single Family Dwelling	No	Yes	Yes
Small Scale Recreation Use	No	No	No
Small Scale Tourist Use	No	No	No
Mini Storage	No	Yes	Yes
Surface Mine	No	Yes	Yes
Temporary Uses	No	No	Yes
Water Tank	No	Yes	Yes
Recreational Aerial Activities	No	No	No
Veterinarian Clinic	No	No	No
Winery	No	No	Yes
Dwelling Units for Farm Workers	No	No	Yes
Rural Event Center	No	No	No
Earned Development Units	No	No	No
Farm Equipment Storage and Repair Facilities	No	Yes	Yes
Farm Management Plan	No	Yes	Yes
Day Care Centers	No	No	No
Mixed-Use (residential portion is based on number of dwelling units rather than sq. ft.)	No	No	No
Retail Sales and Services	No	No	No
Banking and Financial Services	No	No	Yes .22 FAR
Cultural Center, including associated overnight lodging	No	No	No
Eating and Drinking Establishments	No	No	No
Governmental Services	No	No	Yes .24 FAR
Health Care Services	No	No	No

¹ The growing, harvesting, and managing of agricultural products is allowed in all zones. However, the sale of agricultural products shall be limited to APZ-I and APZ-II.

² Communication Towers are further regulated by ICC 17.03.180.L.8

- a) Should any of the above uses be listed twice (e.g., a bed and breakfast inn is also considered a Home Industry), the more restrictive standard shall apply.
- b) Additional Conditions of Development:
 - (i) No subdivision of lands shall occur within the Clear Zone or APZ-I unless said lands contain more than one (1) Existing Single Family Dwelling Unit legally established prior to the effective date of this Chapter, in which case subdivision may be permitted so each Dwelling Unit is on a separate Lot.
 - (ii) For all utilities and communication development in APZ-I, no above ground transmission lines are permitted.

- (iii) For parcels completing farm management plans, Earned Development Units (EDUs) may be earned on parcels located within APZ I and APZ II. However, those EDUs earned on parcels within the APZs may be allocated only to parcels outside of the APZs as consistent with ICC 17.03.180.F.
- (iv) No PRD's shall occur within the Clear Zone, APZ-I or APZ-II.

2. The following table describes use that may be established within the Oak harbor UGA on parcels located within Accident Potential Zones. If applicable, allowed uses indicate a maximum Floor Area Ratio.

USES	CLEAR ZONE	APZ-I	APZ-II
OH-I			
Permitted Uses			
Accessory Uses	N/A	N/A	Yes
Bedding ¹ , carpet ² and pillow ¹ manufacture, cleaning ³ and renovating ³	N/A	N/A	See Footnote
Bottling and processing of non-alcoholic beverages, the production of which is devoid of fumes, noxious odors, or waste products	N/A	N/A	Yes .56
Canning, processing and freezing of fruit and vegetables	N/A	N/A	Yes .56
Cold storage plants	N/A	N/A	Yes 2.0
Food ² and drug ¹ processing	N/A	N/A	See Footnote
Retail Sales and Services	N/A	N/A	Yes .22
Storage, Outdoor and Mini Storage	N/A	N/A	Yes 2.0
Warehousing and distribution centers	N/A	N/A	Yes 2.0

USES	CLEAR ZONE	APZ-I	APZ-II
OH-I			
Permitted Uses			
Manufacture and assembly of light and small items made from previously prepared materials and includes operations which do not create noise, smoke, odor, vibration or other objectionable nuisances to the extent that they are detrimental to surrounding uses	N/A	N/A	Yes .56
Assembly, manufacture, rebuilding, compounding, processing, preparation, or treatment of such articles or products as: Batteries ¹ , bottles ² , mattresses ¹ , furniture ² , tools ² , hardware ² , and paper products ² , but not the manufacture of paper itself	N/A	N/A	See Footnote

Machine, welding, or metal working shop, but not including punch presses, drop hammers, or other noise and vibration producing equipment	N/A	N/A	Yes .56
Woodworking shop	N/A	N/A	Yes .56
Minor utilities	N/A	N/A	Yes .56
Conditional Uses			
Any conditional use permitted in the OH-I zone ⁴	N/A	N/A	See Footnote
Cement and asphalt plants	N/A	N/A	Yes .56
Electroplating	N/A	N/A	Yes .56
Manufacture or processing of such non-durable goods as: chemical and allied products, petroleum products, fertilizers, but excluding explosives and ammonia	N/A	N/A	No
Metal fabrication and boiler or tank works	N/A	N/A	Yes .56
Mixing plants for concrete or paving material ⁵	N/A	N/A	Yes .56
Off-site hazardous waste treatment and storage facilities, provided that such facilities meet the State siting criteria adopted pursuant to the requirements of RCW 70.105.210	N/A	N/A	No
Oxygen manufacture and/or storage	N/A	N/A	No
Tire retreading	N/A	N/A	No
Produce stand	N/A	N/A	Yes .24
Rodenticide, insecticide and pesticide mixing plants	N/A	N/A	No

OH-II SC			
Permitted Uses			
Accessory Uses	N/A	N/A	Yes
Automobile and Truck Service Stations	N/A	N/A	Yes .22
Automobile Sales and Service	N/A	N/A	Yes .28
Boat Sales and Boat Repair	N/A	N/A	Yes .28
Drive-in Banks	N/A	N/A	Yes .22
Restaurants	N/A	N/A	No
Real Estate Sales; Governmental Services	N/A	N/A	Yes .22
Self Storage Warehouse	N/A	N/A	Yes 2.0

Conditional Uses			
Any permitted use that exceeds twelve thousand (12,000) square feet of gross floor area may be allowed upon Site Plan Approval processed as a Type II decision pursuant to	N/A	N/A	Yes

Chapter 16.19 ICC ⁴			
Major Utilities and Essential Public Facilities may be allowed upon Site Plan Approval processed as a Type III decision pursuant to Chapter 16.19 ICC	N/A	N/A	Yes .56
OH-PIP			
Conditional Uses			
Accessory uses	N/A	N/A	Yes
Assembly, manufacture, packaging, compounding or treatment of articles or merchandise from the following previously prepared materials: cloth ¹ , glass ² , lacquer ¹ , leather ¹ , paper ² , plastics ¹ , precious or semi-precious metals or stones ¹ , wood ² (excluding sawmills, lumber mills and planing mills), paint ² , clay ² , sand ² , rubber ¹	N/A	N/A	See Footnote
Printing, publishing and book binding	N/A	N/A	Yes .56
Manufacturing, processing and packaging of food ² , pharmaceuticals ¹ , toiletries, cosmetics, optical goods ¹ , scientific instruments and equipment ¹ , and precision instruments and equipment ¹	N/A	N/A	See Footnote

OH-PIP			
Conditional Uses			
Scientific research, testing and experimental development laboratories	N/A	N/A	No
Corporate headquarters, regional headquarters and administrative offices of commercial, industrial, financial, charitable or governmental institutions	N/A	N/A	Yes .22
Upholstery shop	N/A	N/A	Yes .56
Auto repair of all kinds, including body and fender work, provided there shall be no wrecking, junking, dismantling, or salvaging operations	N/A	N/A	Yes .22
Feed and seed store, retail or wholesale	N/A	N/A	Yes .56
Gun Club and Shooting Range	N/A	N/A	No
Marine craft, equipment and supply sales, and repair and service of small craft	N/A	N/A	Yes .28
Nursery and landscape material including greenhouses	N/A	N/A	Yes .28

Plumbing shop	N/A	N/A	Yes .28
Sign shop	N/A	N/A	Yes .28
Lumber yard, retail or wholesale, including building supplies, hardware, and related items	N/A	N/A	Yes .28
Storage, Outdoor and Mini Storage	N/A	N/A	Yes 2.0
Vocational and technical schools	N/A	N/A	No
Private club, lodge, convent, social or recreational building or community assembly hall, (except those having a chief activity carried on for monetary gain)	N/A	N/A	No
Training facilities, including but not limited to music, dance, martial arts, photography, health clubs	N/A	N/A	No
Warehousing and distribution centers	N/A	N/A	Yes 2.0
Retail Sales and Services	N/A	N/A	Yes .22

OH-PIP			
Conditional Uses			
Uses similar to, or related to, or compatible with those listed or described in this section are permitted upon a finding by the Planning Director that a proposed use does not conflict with the intent of this section or the policies of the Oak Harbor Comprehensive Plan. The criteria for such finding of similarity, relationship or compatibility shall include, but not limited to the following: a) The proposed use will not significantly impact surrounding uses. b) The development standards for permitted uses can be met by the proposed use. c) Impacts, such as traffic, noise and air quality will not be significantly different than those generated by permitted uses	N/A	N/A	Yes
Overnight Lodging;	N/A	N/A	No
Minor and Major Utilities and Essential Public Facilities	N/A	N/A	Y .56
Temporary Uses	N/A	N/A	Y

* Upon adoption of this ordinance there were no UGA lands within the Clear Zone or APZ-I. In the future, if the UGA is expanded into the Clear Zone or APZ-I these uses and standards will need to be revised.

¹ No

² Yes, Maximum FAR .56

³ Yes, Maximum FAR .22

⁴ Only as permitted herein

⁵ Activity shall not produce smoke, glare, or involves explosives

- a) No new Residential uses will be permitted.
 - b) Existing residential uses are exempt.
 - c) Density shall not exceed 50 people per Acre in APZ II or the FAR standard for the specific use. When density standards don't compliment one and other, the more restrictive shall apply.
 - d) For sites already developed to the maximum FAR, changes of use are permitted only in cases where the proposed new use has the same or more restrictive maximum FAR than the current use.
3. Should dwelling units for farm workers be located on a subject property, the maximum density will be one (1) dwelling unit per acre.
 4. Designation Criteria - All areas within any of the Aircraft Accident Potential Zones as delineated on Map C of the Island County Comprehensive Plan and defined in this Chapter, shall be subject to the provisions of this Chapter.
 5. All lands regulated by this subsection shall not exceed the land use and density recommendations as outlined in Table 6-3 of the *AICUZ Study Update for Naval Air Station Whidbey Island's Ault Field and Outlying Landing Field Coupeville, Washington* dated March 2005, unless allowed herein nor the standards of the Policy Plan and Land Use Element.
 6. Exceptions. Through the Conditional Use process an applicant may review the *AICUZ Study Update for Naval Air Station Whidbey Island's Ault Field and Outlying Landing Field Coupeville, Washington* dated March 2005 and provide an analysis of the compatibility of the proposed use.

